

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In Harris County, on US 59, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 6640, at Page 462, Deed Records of Harris County, Texas.

A portion of the land, described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Golden Shamrock Realty, Inc. is an abutting landowner and has requested to purchase the tract for \$16,147.

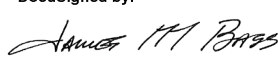
The commission finds \$16,147 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Golden Shamrock Realty, Inc. for \$16,147; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

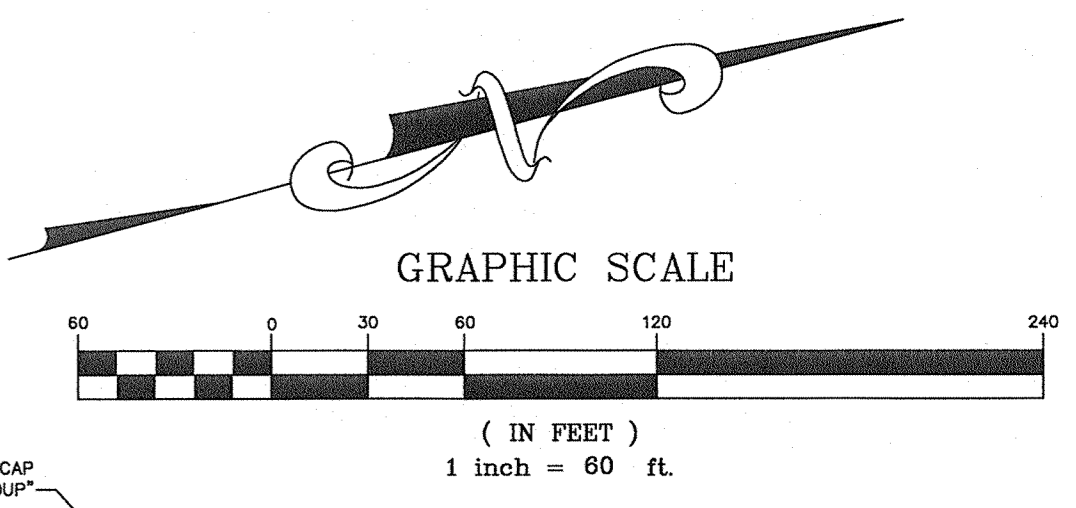
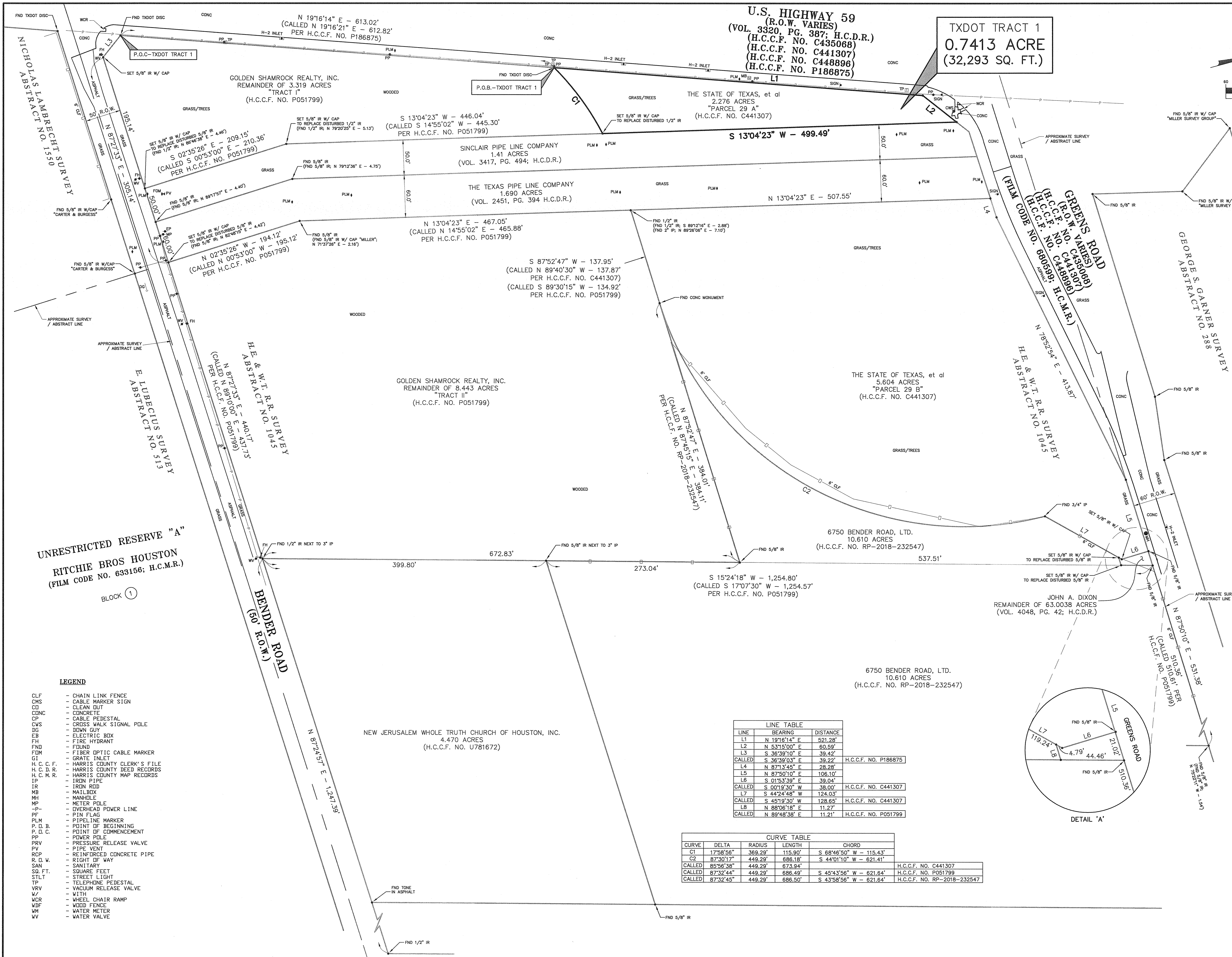
DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD
Executive Director

115756 May 28 2020

Minute	Date
Number	Passed

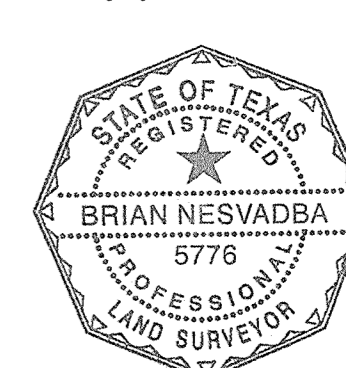


UNRESTRICTED RESERVE "A"
ALDINE ISD GREENS ROAD EAST
(FILM CODE NO. 680599; H.C.M.R.)

- NOTES:
- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY CHARTER TITLE COMPANY.
 - 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
 - 4.) THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY CHARTER TITLE COMPANY ON JULY 16, 2019, EFFECTIVELY DATED JULY 10, 2019, G.F. NO. CH-7655-107555190224-JC, AND IS RELIED UPON FOR PURPOSES THEREOF.
 - 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48201-C-0485 M EFFECTIVELY DATED JUNE 9, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 6.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
 - 7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
 - 8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON AUGUST 8, 2019. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for Category 1A, Condition II, Survey.

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2906

LAND TITLE SURVEY
OF
A 0.7413 ACRE (32,293 SQ. FT.) TRACT OF LAND
IN THE H. E. & W. T. R. SURVEY,
ABSTRACT NO. 1045,
CITY OF HOUSTON,
HARRIS COUNTY, TEXAS

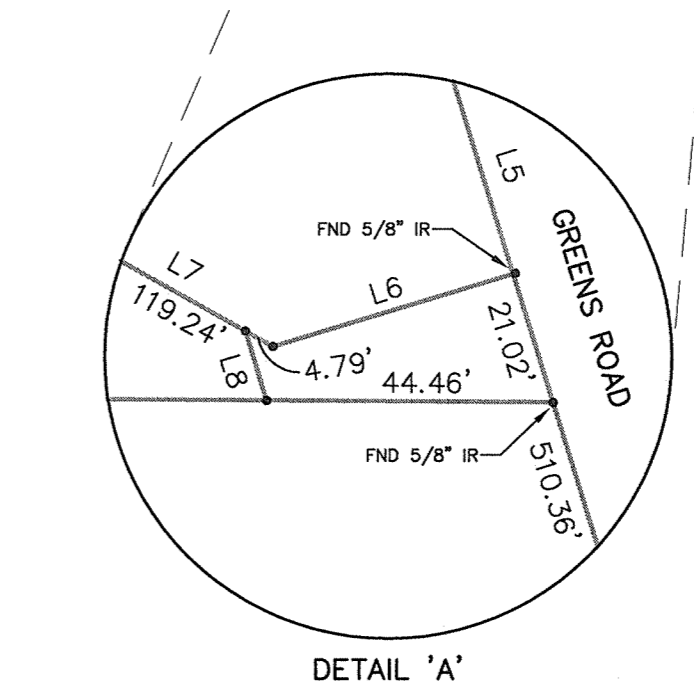
CREW: MT	DRAWN BY: RCA	CALC. BY: BSN	CK BY: CK
DATE: 08-22-19	SCALE: 1"=60'	KEY MAP: 375 N	JOB NO.: 1284-6

U.S. HIGHWAY 59
(R.O.W. VARIES)
(VOL. 3320, PG. 387; H.C.D.R.)
(H.C.C.F. NO. C435068)
(H.C.C.F. NO. C441307)
(H.C.C.F. NO. C448896)
(H.C.C.F. NO. P186875)

TXDOT TRACT 1
0.7413 ACRE
(32,293 SQ. FT.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°16'14" E	521.28'
L2	N 53°15'00" E	60.59'
L3	S 36°39'10" E	39.42'
CALLED	S 36°39'03" E	39.22'
L4	N 87°13'45" E	28.28'
L5	N 87°50'10" E	106.10'
L6	S 01°53'39" E	39.04'
CALLED	S 00°19'30" W	38.00'
L7	S 44°24'48" W	124.03'
CALLED	S 45°19'30" W	128.65'
L8	N 88°06'18" E	11.27'
CALLED	N 89°48'38" E	11.21'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°58'56"	369.29'	115.90'
C2	87°30'17"	449.29'	686.18'
CALLED	85°56'38"	449.29'	673.94'
CALLED	87°32'44"	449.29'	686.49'
CALLED	87°32'45"	449.29'	686.50'



August 8, 2019

TXDOT Tract 1

***0.7413 acre of land in the H. E. & W. T. R. R. Survey, Abstract No. 1045,
City of Houston, Harris County, Texas***

A FIELD NOTE DESCRIPTION of a 0.7413 acre (32,293 square feet) tract of land in the H. E. & W. T. R. R. Survey, Abstract No. 1045, City of Houston, Harris County, Texas; said 0.7413 acre tract being out of a 2.276 acre tract of land, "Parcel 29 A", conveyed to the State of Texas, et al, as recorded in Harris County Clerk's File No. C441307; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a TXDOT disc found at the northwest end of a cutback at the intersection of the east right-of-way line of U.S. Highway 59 (width varies), as recorded in Volume 3320, Page 387 of the Harris County Deed Records and in Harris County Clerk's File Nos. C435068, C441307, C448896 and P186875 with the north right-of-way line of Bender Road (50 feet wide);

THENCE, North 19° 16' 14" East - 613.02 feet (called North 19° 16' 21" East - 612.82 feet per Harris County Clerk's File No. P186875) with the west right-of-way line of said U.S. Highway 59 to a TXDOT disc found for the southwest corner and POINT OF BEGINNING of this tract;

THENCE, North 19° 16' 14" East - 521.28 feet to a point for the northwest corner of this tract;

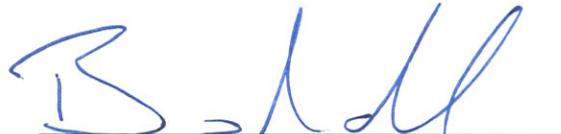
THENCE, North 53° 15' 00" East - 60.59 feet to a point in the west line of a 1.41 acre tract of land being a 50-foot wide right-of-way conveyed to Sinclair Pipe Line Company, as recorded in Volume 3417, Page 494 of the Harris County Deed Records and in the east line of said 2.276 acre tract for the northeast corner of this tract;

THENCE, South 13° 04' 23" West - 499.49 feet with the west line of said Sinclair Pipeline Company 50-foot right-of-way and with the east line of said 2.276 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set to replace a disturbed 1/2-inch iron rod found in the southeast right-of-way line of said U.S. Highway 59 for the northeast corner of a 3.319 acre tract of land, "Tract I", conveyed to Golden Shamrock Realty, Inc., as recorded in Harris County Clerk's File No. P051799, for the southeast corner of said 2.276 acre tract and for the southeast corner of this tract;

THENCE, in a southwesterly direction with the southeast right-of-way line of said U.S. Highway 59, with the northwest line of said 3.319 acre tract, with the southeast line of said 2.276 acre tract and with a curve to the left having a radius of 369.29 feet, a central angle of 17° 58' 56", a length of 115.90 feet, and a chord bearing South 68° 46' 50" West - 115.43 feet to the POINT OF BEGINNING and containing 0.7413 acre (32,293 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1284-6
W:\1284-6_TXDOT_West.docx



Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

